

78470 St-Rémy-lès-Chevreuse - Lovely 7-room house (4 beds), 200m with landscaped garden and 70m outbuilding



## INFORMATION

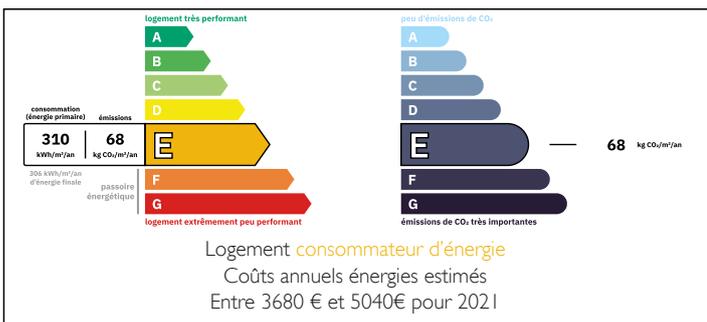
Town:	Saint-Rémy-lès-Chevreuse
Department:	Yvelines
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	1843 m2

## IN BRIEF

St-Rémy-Lès-Chevreuse (78) - 200m<sup>2</sup> - 7 rooms - 4 bedrooms - 1843m<sup>2</sup> land - See plans and 360° - Just 550m from the Courcelle-sur-Yvette RER B station, this early 1900s millstone house offers a peaceful retreat. In excellent condition and surrounded by a landscaped, fenced garden, the house spans 3 floors and a basement, with 200m<sup>2</sup> of usable space and oak floors. Its terrace, perfect for outdoor living, adds to the more than 100m<sup>2</sup> of ground space. The ground floor features a welcoming entrance, living room with fireplace, dining room, and a separate kitchen with a breakfast nook. On the first floor, 3 bedrooms, a bathroom, and a shower room. The second floor has 1 bedroom and an office. A 70m<sup>2</sup> outbuilding includes a studio and a 3-room apartment with a full bathroom, offering great rental potential. Close...

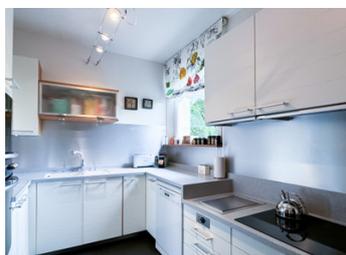


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Details of the spaces:

- Approximately 200m<sup>2</sup> of living space:
- Basement: 4 rooms of about 90m<sup>2</sup> and an 8m<sup>2</sup> refrigerated wine cellar
- Garden level: Entrance 12m<sup>2</sup> ; Living room 31m<sup>2</sup> ; Dining room 25m<sup>2</sup> ; Kitchen & Dining area 28m<sup>2</sup> ; Hallway 8m<sup>2</sup> ; Toilet 2m<sup>2</sup>
- 1st floor: Hallway 20m<sup>2</sup> ; Bedroom 1 18m<sup>2</sup> ; Bedroom 2 12m<sup>2</sup> ; Bedroom3 15m<sup>2</sup> ; Shower room 6m<sup>2</sup> ; Bathroom 16m<sup>2</sup>
- 2nd floor: Bedroom 13m<sup>2</sup> ; Office 9m<sup>2</sup> ; WC 1m<sup>2</sup>

Caretaker's house:

- Garden level: Studio; Shower room; Boiler room
- 1st floor: Bedroom; Living room; Bathroom

## LOCAL TAXES

Taxe foncière: **2750 EUR**

Taxe habitation: **EUR**

## NOTES

Additional details:

Strategically located on the D306, just 550m from the Courcelle-sur-Yvette RER B station, the property is in good condition with only some paint refresh needed. The enclosed garden features a caretaker's house, 4 parking spaces in the reception courtyard, and a garage with 2 additional parking spaces equipped with electric connections. The garden-level living area (about 100m<sup>2</sup>) includes a beautiful entrance, south-facing living room with fireplace, dining room with large windows overlooking the garden, and an open kitchen with a breakfast nook. The first floor (about 90m<sup>2</sup>) has two bedrooms, an office, a master shower room, and a bathroom. The second floor has 1 bedroom, a landing that could serve as an office space, and a separate WC. Additionally, the 90m<sup>2</sup> basement can be converted into a playroom, gym, music room, etc.

The property is gas-heated, and the façades and roof are in very good condition. Annual property tax is around €2,750.

The 70m<sup>2</sup> caretaker's...